

**CITY OF GROVE CITY, OHIO  
COUNCIL MINUTES**

January 17, 2006

Regular Meeting

The regular meeting of Council was called to order by President Lester, at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

*Larry Corbin      Maria Klemack      Rich Lester      "Ike" Stage      Ted Berry*

1. President Lester moved to dispense with the reading of the minutes from the 12/19 and 1/09 meetings and approve as written; seconded by Mr. Corbin.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes

2. President Lester recognized Mayor Grossman who administered Oaths of Office to Mr. Dave Berna - Tree Commission Member, Ms. Cressa Reiser - Park Board Member, and Brent Hall - Police Officer. Council congratulated the new members and thanked them for their service to the community.
3. The Chair read the agenda items and they were approved by unanimous consent.

**The Chair recognized Mr. Stage, Chair of Finance, for discussion and voting of legislative agenda items under said Committee.**

1. Resolution CR-01-06 (Authorize the Administrative Assistant to Advertise for Bids and Award Contracts for Fiscal Year 2006) was given its reading and public hearing and Mr. Stage moved it be approved; seconded by Ms. Klemack.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

2. Resolution CR-02-06 (Authorize the Administrative Assistant to Advertise for Bids and Sell Items no longer needed by the City) was given its reading and public hearing and Mr. Stage moved it be approved; seconded by Ms. Klemack.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

**The Chair recognized, Ms. Klemack, Chairman of Safety, for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-01-06 (Repeal the existing 1993 BOCA National Property Maintenance Code in the Grove City Codified Ordinances and to Adopt the 2003 International Property Maintenance Code by reference with Certain Administrative and Technical Amendments to suit the Particular Needs of Grove City) was given its first reading. Second reading and public hearing will be held on February 6, 2006.

**The Chair recognized, Mr. Corbin, Chairman of Lands, for discussion and voting of legislative agenda items under said committee.**

1. Ordinance C-119-05 (Rezone 77.036 acres located south of Holton Road from PUD-R and SF-1 to PUD-R with text) was given its second reading and public hearing.

Mr. Don Wick, Rockford Homes, was present. There being no questions or comments, Mr. Corbin moved it be approved; seconded by Ms. Klemack.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes

2. Ordinance C-120-05 (Rezone 10.0 acres located at 2066 and 2080 Home Road from SF-1 to PUD-R) was given its second reading and public hearing.

Ms. Jill Tangeman, attorney for petitioner, was present.

Mr. Stage requested to be excused from voting, due to a conflict and Mr. Corbin moved to excuse Mr. Stage from the vote for this item; seconded by Ms. Klemack.

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

There being no questions or comments, Mr. Corbin moved it be approved; seconded by Ms. Klemack.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Abstain
Mr. Berry	Yes

3. Ordinance C-121-05 (Rezone 2411 Old Stringtown Road from R-2 to PSO) was given its second reading and public hearing and Mr. Corbin moved it be approved; seconded by Mr. Stage.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

4. Ordinance C-122-05 (Approve an R-2 zoning Classification for 3637 Casa Blvd. upon its Annexation to the City) was given its second reading and public hearing.

Mr. Tony Witter, agent for petitioner, was present. Mr. Corbin asked Mr. Witter what was to happen with the existing structure. Mr. Witter explained that the owner currently lives in the existing home and upon completion of the new house the old one wants to be converted to a garage/storage building. *Mr. Mike Boso*, Chief Bldg. & Zoning Official, indicated that there would be a problem with converting the old home to a garage/storage building. Mr. Witter stated that they have explained to the home owner that Grove City's Code may not allow the old home to be converted and if so, it would be torn down. Mr. Boso stated that it would require a variance to keep the old structure.

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by Ms. Klemack.

Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

5. Ordinance C-130-05 (Rezone 204.17 acres located at 5255 Jackson Pike from SF-1 to PUD-R) was given its second reading and public hearing.

Mr. Ben Hale, Jr., attorney for petitioner, was present and provided an overview of the project. He explained that there is a Development Text for both the residential and condominium areas of the project that upgrades the homes and condo units. He said they have worked closely with the Parks & Rec. Dept. on the park and bike path being provided. He explained that the condominium piece will have a separate Development Plan submitted, at a later date, for additional approval. He said they suspect the price range for the homes will be from \$300,000.00 - \$400,000.00.

Mr. Stage asked about the bike path and if it had connectivity. Mr. Hale pointed out the bike path on the drawing and explained that it is anticipated to connect to Pinnacle. They have also subbed it to the North and south so it can be extended in the future. *Ms. Kim Conrad*, Parks & Rec. Director, commented that this piece fits nicely with their long term plans. River Walk has been very cooperative in putting in the bike path requested. I would eventually connect to Talbot Park, to the south. She said their long term goal is to connect to the Columbus Metro Park bike system. Mr. Stage stated that he brought up the bike path because of circulation in the development itself. He wonders if it merits running the bike trail up the properties on the south side and connecting to the Jackson Pike reserves. Mr. Hale said they will continue to work closely with the Parks & Rec. Dept. to design this appropriately. Mr. Stage asked if Pinnacle Club Drive would continue on into their development with the same street name. Mr. Boso, Dir. of Dev., indicated that would be taken care of at the Platting stage. Mr. Stage then asked about the west side of Pinnacle Club Drive, as there is an island on the east side of the intersection, but not one shown on the west side. Mr. Hale said there is a little bit of right-of-way needed at that intersection. They have not discussed

doing a median there, but they could entertain that. Mr. Stage also suggested that trees and shrubs be added to the Text. He suggested that those trees and shrubs be placed in the yards, instead of the right-of-way, and have a general Landscaping Text for the front yards. He then questioned fencing. Mr. Hale said fencing is typically controlled in the Deed Restrictions. He said they would be happy to add it to the Text. Mr. Stage also requested a definition for Reserve "D". He then suggested postponing this item. Mr. Hale stated that they are on a bit of a time crunch, but could wait as long as it was done at the next meeting.

Mr. Berry asked about traffic on S.R. 104 and what they plan to do to alleviate some of that stress. Mr. Hale stated that there is a plan to improve the intersection at Pinnacle. There will be left and right turn drops added to this intersection. A traffic light must be warranted and eventually, he believes there would be one at this intersection. Mr. Berry asked if there has been a Traffic Study done. Mr. Hale said yes. Mr. Berry asked for a copy for the next Council meeting. Mr. Hale said they would get Council a copy. Mr. Berry commented that he foresees a mess with the traffic and wants to make sure it's addressed. Mr. Hale commented that Traffic Engineers are trained to think in seconds and how fast they can move people through an intersection or along a road. He said there is a new movement called Traffic Calming, which includes the human factor and aesthetic feel of the road. He explained that if you turn S.R. 104 into a four lane road, it will feel like the freeway. They want the road to feel good, more like a residential area, yet be safe and allow for the flow of traffic.

There being no additional questions or comments, Mr. Stage moved it be postponed until 2/6/06; seconded by Ms. Klemack.

Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	No

6. Ordinance C-132-05 (Accept the Annexation of 1.25 acres located at 3637 Casa Blvd.) was given its second reading and public hearing and Mr. Corbin moved it be approved; seconded by Mr. Stage.

Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

7. Ordinance C-02-06 (Rezoning of 4976 Grove City Road from SF-1 to PSO) was given its first reading. Second reading and public hearing will be held on February 20, 2006.

8. Resolution CR-03-06 (Approve the Development Plan for River Walk Subdivision located at 4994 Jackson Pike) was given its reading and Mr. Stage moved it be postponed to 2/6/06; seconded by Mr. Berry.

Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	No
Mr. Stage	Yes
Mr. Berry	Yes

9. Resolution CR-04-06 (Approve the Development Plan for the Village at Gantz Meadows located at 2066 and 2080 Home Road) was given its reading and public hearing.

Mr. Stage requested to be excused from voting due to a conflict of interest. Mr. Lester moved to excuse Mr. Stage from voting; seconded by Mr. Berry.

Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes
Mr. Berry	Yes
Mr. Corbin	Yes

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by Ms. Klemack.

Mr. Lester	Yes
Mr. Stage	Abstain
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes

10. Resolution CR-05-06 (Amend Section 1 of Resolution CR-06-05 to Waive Certain Provisions of Section 1135.14(a)(5) of the Codified Ordinances titled Submission Procedures for the Stratford Meadows Project located at the NE corner of S.R. 104 and S.R. 665) was given its reading and public hearing.

Mr. Ben Hale, attorney for petitioner, was present. Mr. Berry voiced concern over waiving this for a second time. The second concern was over traffic. He asked if this development would be built before or after the improvements to S.R. 665 were made. Mr. Hale stated that as part of the Development Plan, there are extensive road improvements that will be constructed. He said if the extension is given, they will begin construction in 2007 and anticipate the first person moving in, in 2008. *Mr. Mike Keller*, City's Consulting Engineer, stated that S.R. 665 improvements are slated to begin in 2007 and run through 2010. Mr. Berry asked if construction traffic could be diverted off of S.R. 665. Mr. Hale said they can request it, but they don't have total control. Mr. Berry wondered if it would be better to delay this until 2008. Mr. Hale said he wouldn't object to that.

Mr. Berry moved to amend Section 1 to extend the date to 2008; seconded by Mr. Stage.

Mr. Clark, Dir. of Law, explained that the Code provides for a timeline for PUD development. He cautioned Council and suggested they think carefully about granting long extensions.

There being no further discussion, the vote was called.

Mr. Stage	No
Mr. Berry	Yes
Mr. Corbin	No
Ms. Klemack	No
Mr. Lester	No

There being no additional questions or comments, Mr. Corbin moved it be approved; seconded by Ms. Klemack.

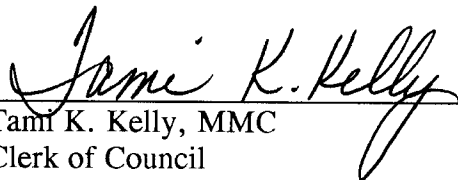
Mr. Berry	Yes
Mr. Corbin	Yes
Ms. Klemack	Yes
Mr. Lester	Yes
Mr. Stage	Yes

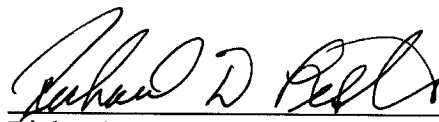
**The Chair asked that any new business to be brought before the attention of Council be done so at this time.**

**The Chair recognized members of Administration and Council for closing comments.**

1. Mayor Grossman welcomed the new Council Members and said she looked forward to working together as a team. She reported that Pinnacle is the most successful M/I project and it is nice to hear the developer report that.
2. Mr. Berry asked about the left-hand lane change on Stringtown Road. Chief Deskins commented that there was some confusion with the change initially. It has since subsided. However, they continue to monitor it. It was also stated that there will be some new striping done in the spring.
3. Mr. Stage announced that he would be out of town on Feb. 6 and asked Council to excuse him at that time.
4. After additional comments from Council and other Administrative staff members, a motion to adjourn was approved by unanimous consent.

Council adjourned at 9:10 p.m.

  
Tami K. Kelly, MMC  
Clerk of Council

  
Richard D. Lester  
President